



# TOWN OF NEW WINDSOR

## ZONING BOARD OF APPEALS

Regular Session

Date: JANUARY 9, 2012

### AGENDA

7:30 p.m. – Roll Call

#### PUBLIC HEARINGS:

1. **MICHAEL & ELAINE VENEZIALI (11-31)** – Variances are needed for a proposed detached 24' x 32' garage. The first variance is for the developmental coverage, the garage will exceed the maximum of the 20% developmental coverage. A variance of 843 sq ft is required. The second variance is for the front yard. The house is on a corner lot and the garage will project closer to the road than the existing house. A variance of 10' is requested at 233 Wall Place in an R-4 Zone. **(24-1-13.1)**
2. **MINUTA ARCHITECTURE – FOR NADEEN & HECTOR TUZO (11-32)** – Variances for accessory buildings. Such buildings shall be set back 10' from any property line. A variance for the proposed grill, fireplace, garbage enclosure, and pavilion is required. The proposed developmental coverage is 37.7%, the maximum coverage allowed is 20%, a variance of 17.7% is required at 2405 Settlers Ridge in an R-3 Zone. **(77-10-3)**

(NEXT MEETING – JANUARY 23, 2012)